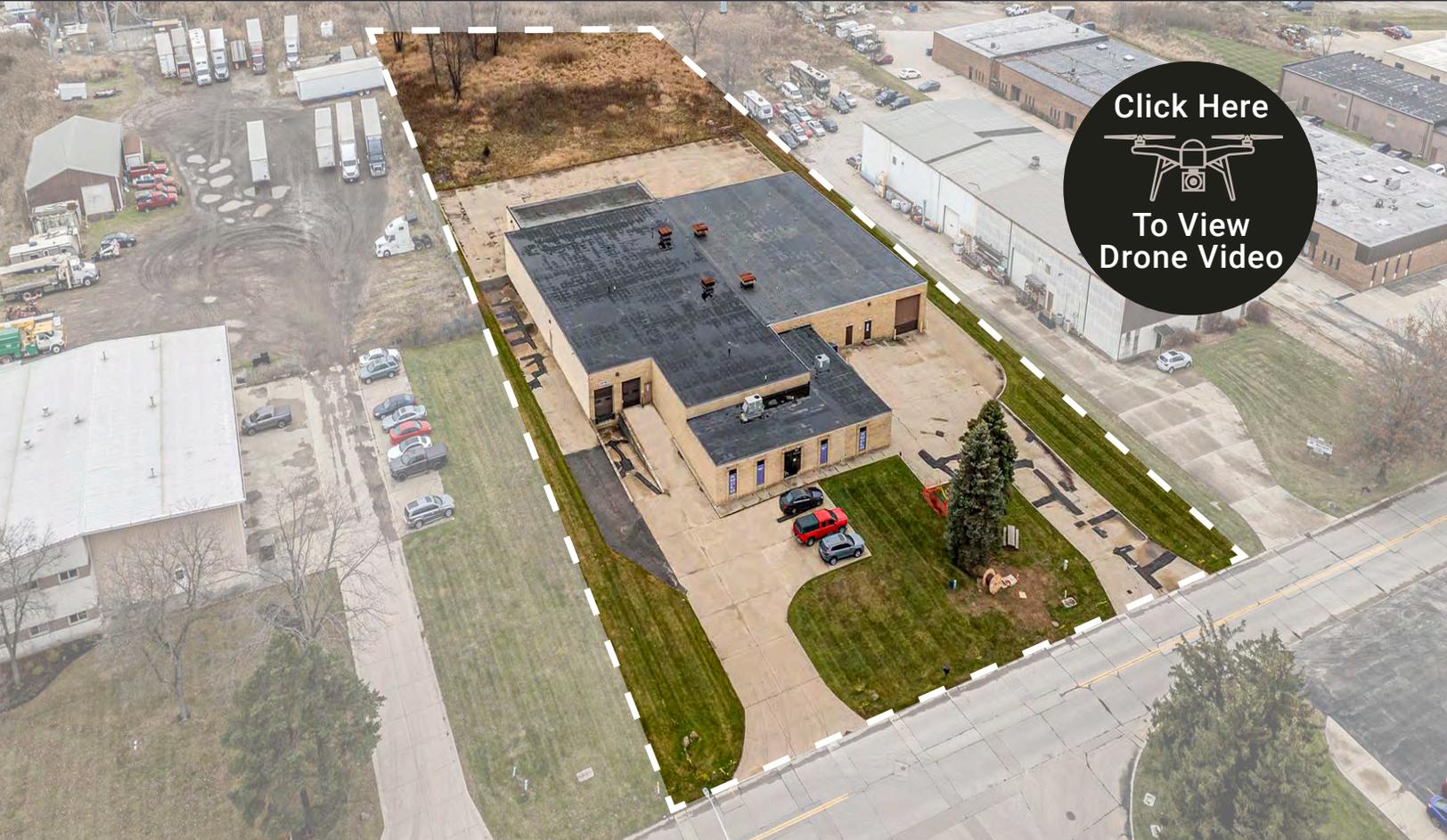


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**YORK ALPHA DRIVE
NORTH ROYALTON, OH**



FOR SALE

- **24,946 SF FLEX BUILDING**
- **GREAT INVESTMENT OPPORTUNITY FOR INVESTOR OR OWNER USER**

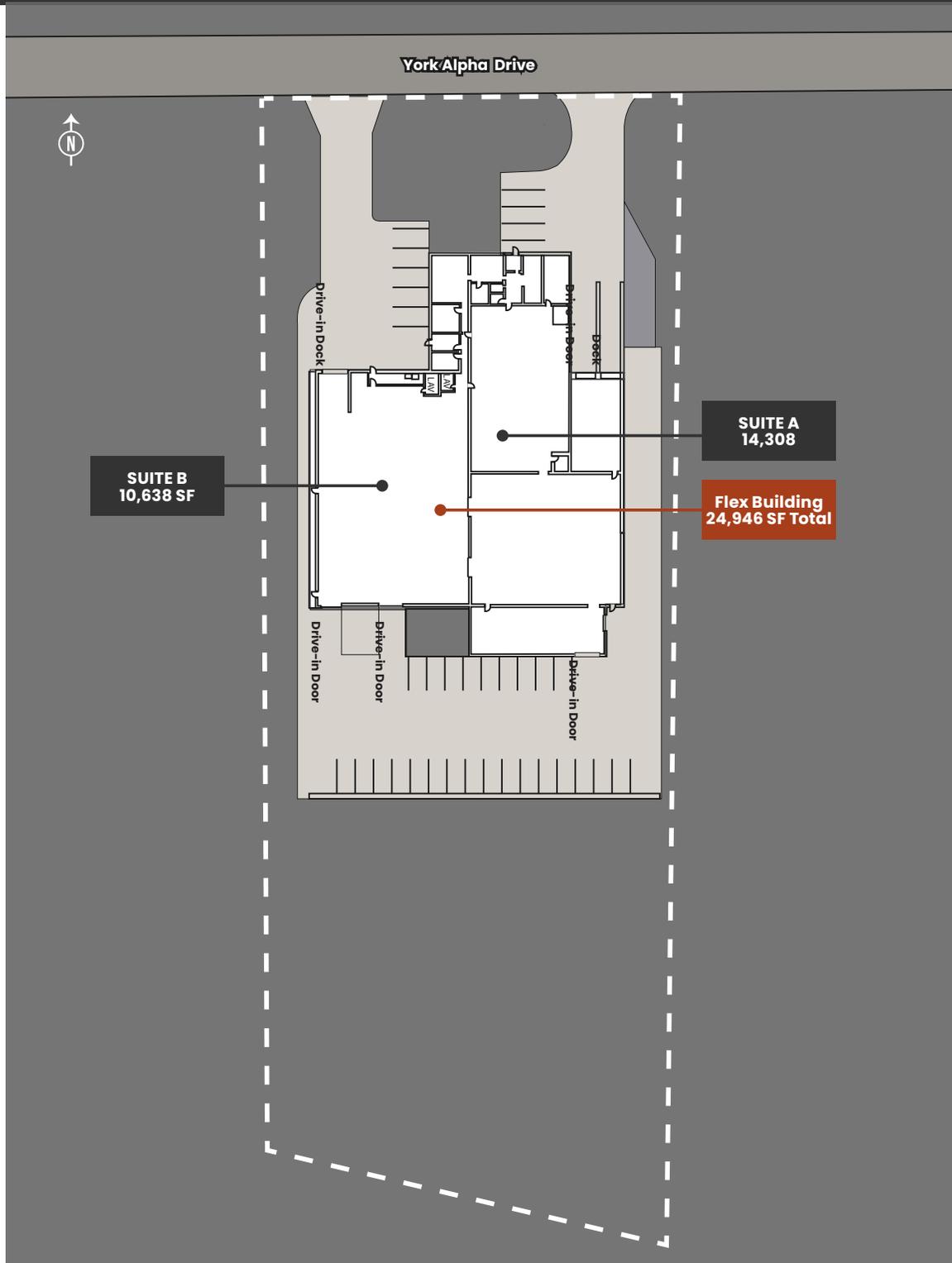
PROPERTY FEATURES

	SALE PRICE	\$70/SF
	BUILDING SIZE	24,946 SF
	SUITE A & B LAYOUT	Suite A <ul style="list-style-type: none">• 12,956 SF warehouse; 1,352 SF office; 14,308 SF total• 1 dock, 2 drive-in doors (12x12) Suite B <ul style="list-style-type: none">• 9,438 SF warehouse; 1,200 SF office; 10,638 SF total• 1 interior dock, 2 drive-in doors (12x12)
	DIVISIBILITY	Easily divisible for two tenants with split utilities
	SITE SIZE	2.69 acres with room for expansion
	YEAR BUILT	1978
	CLEAR/CEILING HEIGHT	Clear Height: +/- 12' Ceiling Height: +/- 15'
	LIGHTING	LED
	CAR PARKING	+/- 34 surface spaces
	POWER	Heavy Power: 480 volt/2000 amp/3-phase
	ROOF	Replaced in 2018/2020 with 10 year/20 year warranties
	HVAC	Office: air conditioning replaced in 2021
	SECURITY	Security system
	FREEWAY ACCESS	Close proximity to I-77 and I-80 (Ohio Turnpike)

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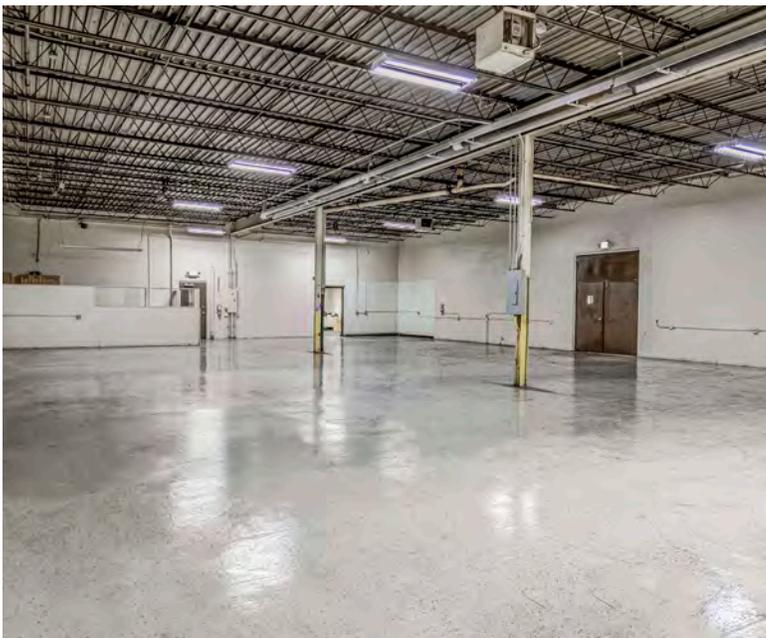
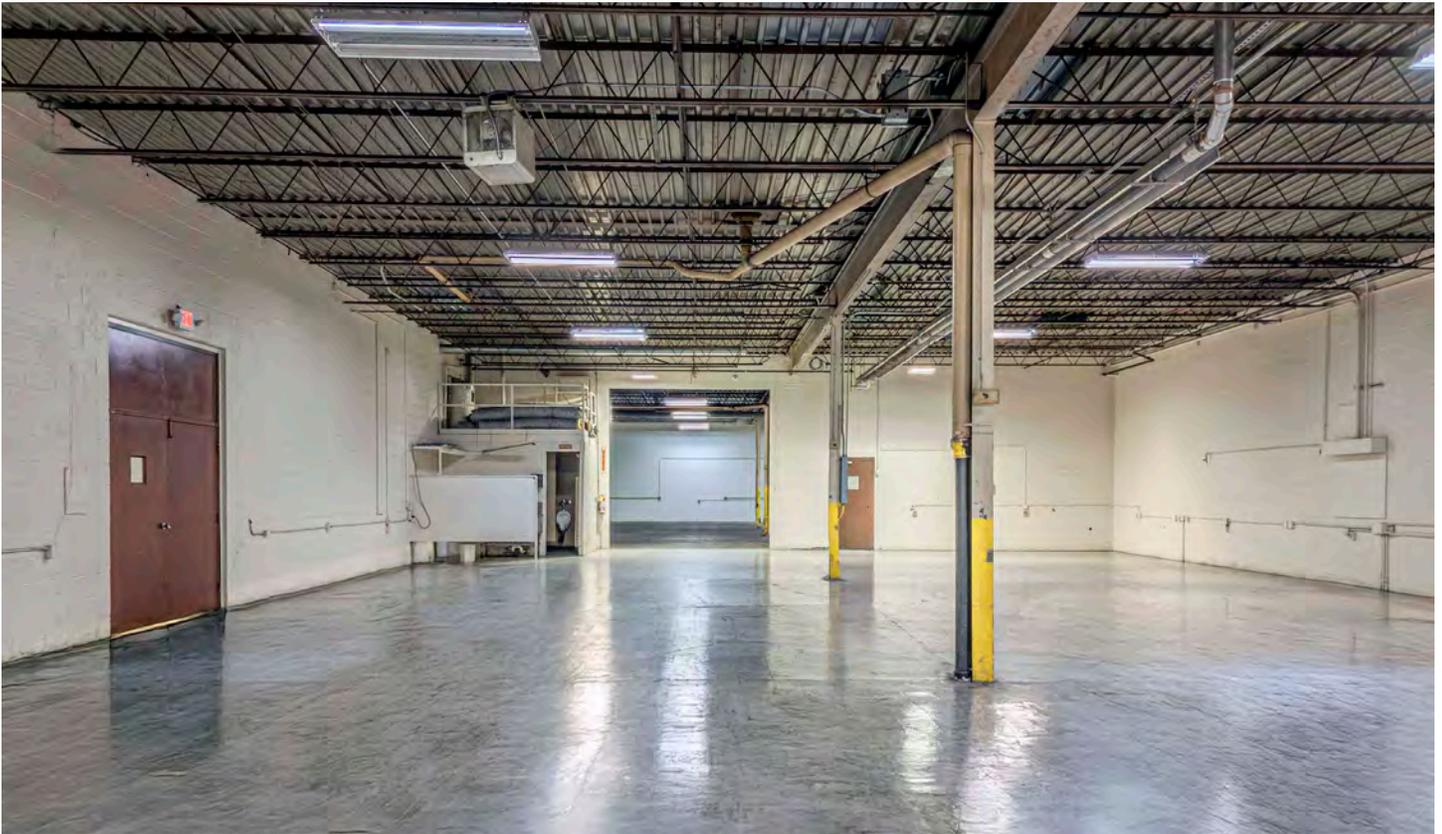
FLOOR PLAN



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INTERIOR PHOTOS



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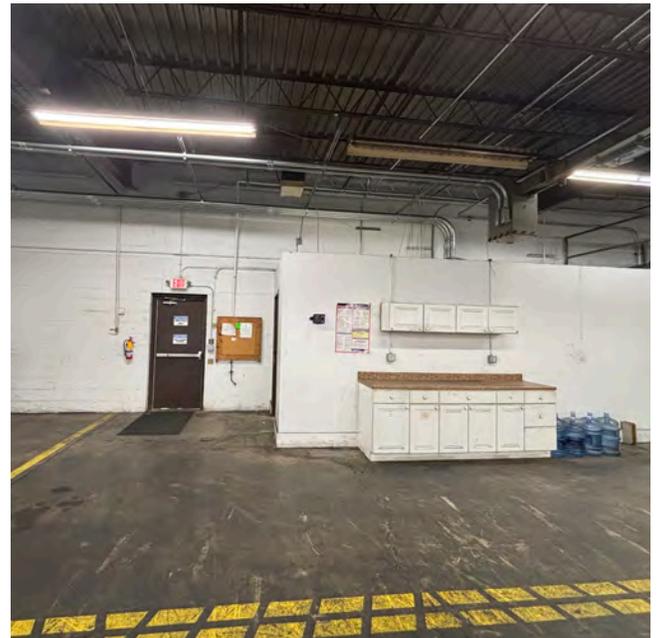
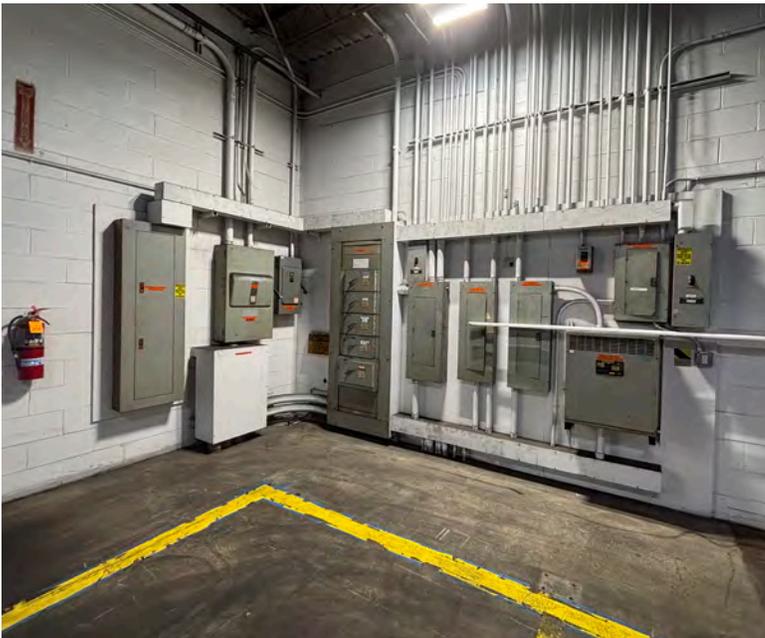
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INTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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AERIAL PHOTOS



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EMPLOYMENT OVERVIEW (15 MILES RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 1,110,567 Population	 24.3% High School Diploma	 \$70,913 Median Household Income	 64.8% White Collar	 15.8% Services
 42.0 Median Age	 27.5% Some College	 \$45,362 Per Capita Income	 19.4% Blue Collar	 4.2% Unemployment Rate
 487,293 Households	 36.9% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
		 15.2% Spend 7+ hours commuting to and from work per week	 42,823 Total Businesses	 716,091 Total Employees
 \$59,161 Median Disposable Income				

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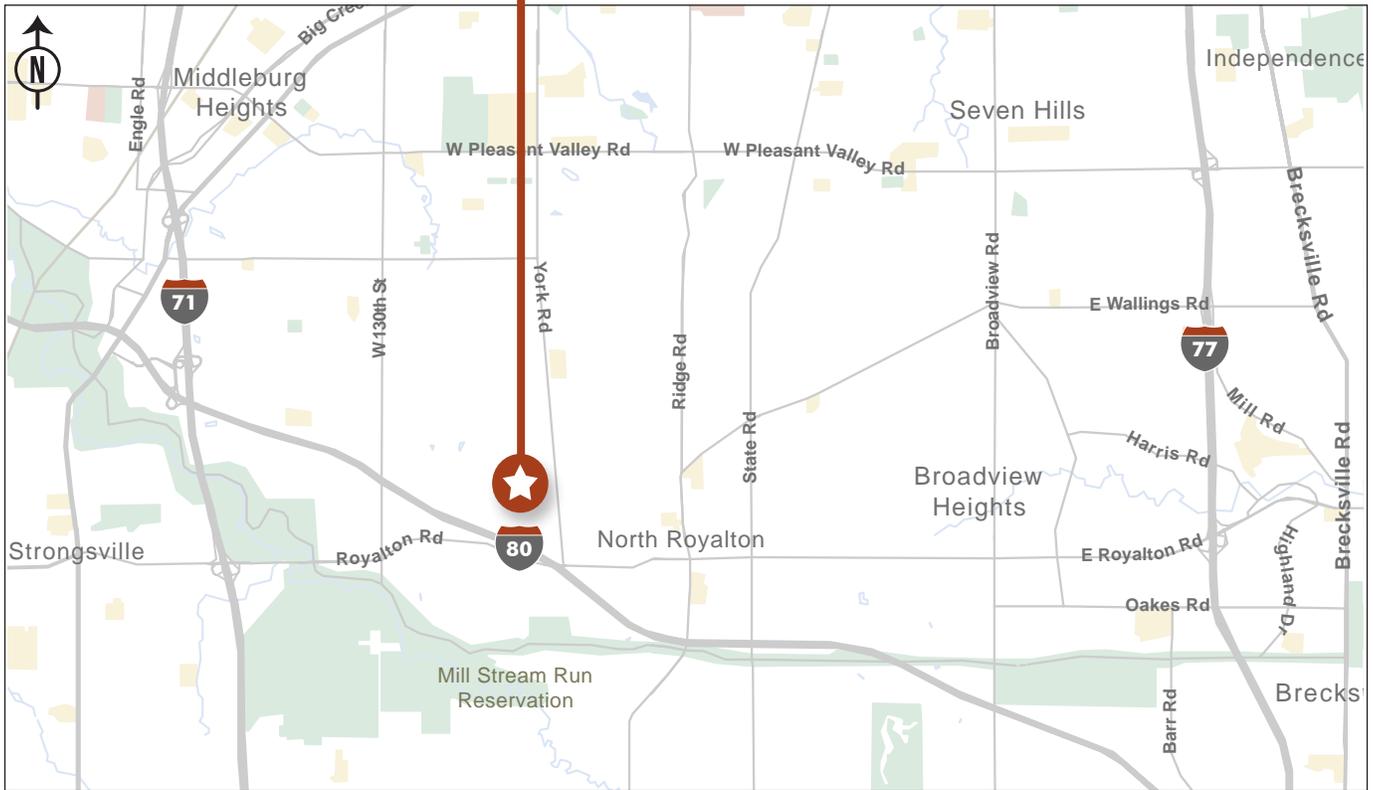
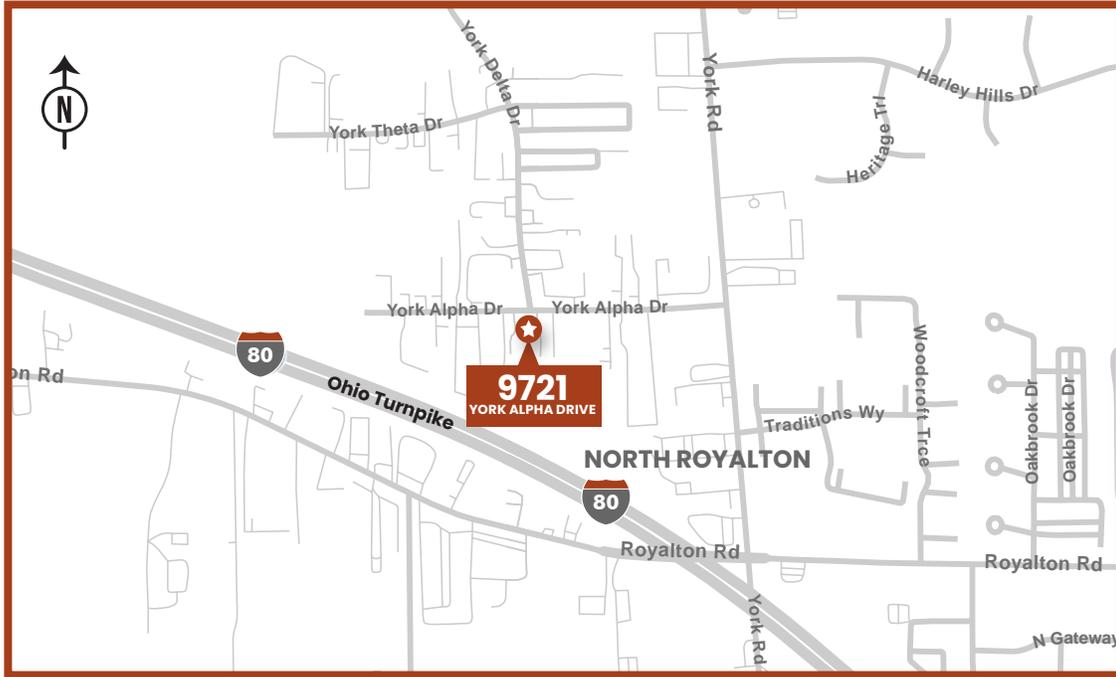
INDUSTRY AERIAL MAP



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LOCATION MAP



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CONTACT



Terry Coyne
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker



Connor McCoy
Director
216.453.3085
Connor.McCoy@nmrk.com
Licensed Real Estate Salesperson

NEWMARK

Terry **COYNE**.com